

November 29, 2000

TO: Mayor and City Council

FROM: John Lettelleir, Director of Planning

SUBJECT: Results of the Planning & Zoning Meeting November 28, 2000

The following item is scheduled for the December 19, 2000 City Council Meeting

Public Hearing: Zoning Case SUP2000-40

Applicant(s): General Growth Properties, Inc and Buca Di Beppo, Inc

DESCRIPTION:

Request for a Special Use Permit (SUP) for a Private Club on one lot on 1.4± acres on the north side of S.H. 121, 1150± feet west of Preston Road. Neighborhood #35.

APPROVED: 6-0 **DENIED:** _____ **TABLED:** _____

RECOMMENDATION:

Recommended for approval as submitted.

SN/sg

cc: Steve Anderson 972-380-2609
Loretta Reeves 612-225-3532
Frank Jaromin
Donnie Mayfield
Mack Borchardt

Agenda No.: 4
Public Hearing: Zoning Case SUP2000-40
Applicant(s): General Growth Properties, Inc and Buca Di Beppo, Inc

DESCRIPTION:

Request for a Special Use Permit (SUP) for a Private Club on one lot on 1.4± acres on the north side of S.H. 121, 1150± feet west of Preston Road. Neighborhood #35.

REMARKS:

This is a request for a Specific Use Permit for a Private Club to operate in conjunction with a restaurant. Buca Di Beppo is requesting the ability to serve alcoholic beverages at their proposed 7,900 square foot restaurant. Zoning and land use of the surrounding properties are as follows:

Direction	Land Use	Zoning	Comprehensive Plan
North	Stonebriar Mall	Planned Development-25-Business Center	Retail
East	Undeveloped (Proposed Retail)	Planned Development-25-Business Center	Retail
South	Undeveloped	Outside of City Limits	Outside of City Limits
West	Stonebriar Mall	Planned Development-25-Business Center	Retail

The Zoning Ordinance requires that a Private Club not be located within three hundred (300) feet of the property line of any church, public or parochial school, hospital, extended care facility, or public park. No churches, public or parochial schools, hospitals, extended care facilities, or public parks are located within three hundred (300) feet of the front door of the proposed private club and restaurant.

The Zoning Ordinance lists four criteria for approval of a Specific Use Permit.

1. Is the property harmonious and compatible with its surrounding existing uses or proposed uses?

The surrounding properties are being developed for retail and restaurant uses. Restaurants are normally found in retail developments. The proposed use is harmonious and compatible with existing and proposed uses.

2. Are the activities requested by the applicant normally associated with the requested use?

Alcoholic beverages are typically served at full service restaurants.

3. Is the nature of the use reasonable?

Most restaurants serve alcoholic beverages as a convenience to their customers. The nature of the use is reasonable.

4. Has any impact on the surrounding area been mitigated?

Adequate parking and landscaping is provided. Although the property is not located within the Preston Road Overlay District, natural stone will constitute 25% of the elevation of the building.

The request meets all four criteria for approval of a Specific Use Permit. Staff recommends approval of the request.

RECOMMENDATION:

Recommended for approval as submitted.